

Lincoln-Lancaster Planning Department

Memorandum

TO: Russ Bayer, Chair Planning Commission

FROM: Stephen Henrichsen

DATE: March 7, 2001

SUBJECT: UPDATED Status of Requests Related to Comprehensive Plan Amendment #94-56
"Southeast Lincoln/ Highway 2 Subarea Plan"

COPIES: Planning Commission
Kathleen Sellman, Planning

I have updated the memo of March 1st to include our response to two new requests (see Items #14 - #16 on Page 3.)

As per your request the following is the status of previous requests and comments on the proposed "Southeast Lincoln/ Highway 2 Subarea Plan":

	Proposal/Comment (Sizes are approximate)	Staff Recommendation/ Action
1)	Charlie Humble for Shopko for 50 acres of commercial at 60 th and Highway 2.	Remains as urban residential with a small portion as special residential, potentially for apartments.-- could significantly impact Highway 2, the overall road network and adjacent residential properties.
2)	Tom Huston for UNO Properties for 7 acres of commercial at 66 th and Highway 2.	Remains as urban residential.-- could impact Highway 2, the overall road network, adjacent 66 th Street and adjacent residential properties.
3)	Christine Kiewra for Country Meadows Association.	In general agreement with subarea plan as proposed.
4)	Jeanette Stoll for property owners for 6 acres of transitional office use on the southeast corner of Highway 2 and Old Cheney Road.	Remains designated as urban residential for special residential uses -- it may be appropriate for office if the impacts on the network and local intersections can be addressed.

	Proposal/Comment (Sizes are approximate)	Staff Recommendation/ Action
5)	Realty Trust Group for a change of zone for 5 acres of B-1 commercial zoning on the southwest corner of 70 th & Pine Lake Road.	Remains as urban residential -- access locations near intersection could significantly impact existing and future residential uses. (Planning Commission previously recommended denial of Change of Zone #3206.)
6)	Jack Wolf for Paul Rogge for 6 acres of office on the northwest corner of 70 th and Pine Lake Road	Remains as urban residential for special residential use – There are issues to be resolved in regards to access, impact on the road network and impact on adjacent existing and future residential properties.
7)	Mark Hunzeker for St. Elizabeth's for 20 acres of commercial use on the southwest corner of 84 th and Highway 2. Later discussed as request for all urban residential.	Apparent agreement on the revision made to subarea plan for Urban Residential on the eastern portion with western portion as Low Density Residential, which could be appropriate for development at a density of two dwelling units per acre if the adjacent road network were paved and urban utilities in place.
8)	Mark Hunzeker for Hampton Development Services, Stan & Grace Portsche, and Seventh Day Adventist for 40 acres of office use on the northwest corner of 84 th and Highway 2.	Remains designated as urban residential. Meetings are underway with Pine Lake Association, applicants and city to discuss potential alternatives to proposal.
9)	Alan Slattery for Pine Lake Association	In general agreement with land uses as proposed. Previously expressed agreement with designating residential connector streets as an "issue to be resolved" since Association is opposed to street connections.
10)	Kent Seacrest for Andermatt LLC for commercial and residential uses from 84 th to 98 th and Highway 2.	In general agreement with the revisions made to subarea plan for approximately 1.9 million square feet of space, 87 th Street intersection and other issues.
11)	Brian Carstens and Bill Rentschler for property owners for 20 acres of commercial use south of Highway and east of 91 st Street, next to Cheney.	Remains urban residential -- commercial development could impact adjacent residents and the village of Cheney as well as impacting turning movements into Cheney.


	Proposal/Comment (Sizes are approximate)	Staff Recommendation/ Action
12)	Gayle Hanshaw for Cheney Community Improvement Program	Subarea plan revised to address concerns about access into Cheney and annexation. CIP supports "mixed development such as professional offices, apartments, day care, light commercial" on north side of Cheney, south of Hwy 2.
13)	Julie Southwick and Linda Spanel for Cheney Community Organization	In agreement with land uses in subarea plan. Supports subarea plan designation of Urban Residential on north side of Cheney, south of Highway 2.
14)	Alan Wood, attorney for Rural Water District #1: revised language regarding reimbursement.	Retain existing language. The new language is too specific. At this time, there is not agreement on compensation for the Rural Water District.
15)	Charlie Humble for Manette Kidney for 1 acre of commercial use on northeast corner of 84 th & Old Cheney Road.	Retain urban residential designation. This one acre site has access locations near intersection which could impact existing and future residential uses. (Planning Commission previously recommended denial of Change of Zone #3245 for this property.)
16)	Realty Trust Group for a change of zone for 6.5 acres of B-2 commercial zoning on the northwest corner of 84 th & Old Cheney Road.	Remains as urban residential -- access locations near intersection could significantly impact existing and future residential uses. (Planning Commission previously recommended denial of Change of Zone #3207.)

The Southeast Lincoln/Highway 2 Subarea Plan can be found on the Planning Dept.'s website at
<http://www.ci.lincoln.ne.us/city/plan/subarea/SEhwy2.pdf>

Lincoln-Lancaster Planning Department

Memorandum

TO: Planning Commission

FROM: Stephen Henrichsen 

DATE: February 22, 2001

SUBJECT: Public Comments on Comprehensive Plan Amendment #94-56
"Southeast Lincoln/ Highway 2 Subarea Plan"

COPIES: Subarea Plan Mailing List

Attached is a copy of the revised "Southeast Lincoln/ Highway 2 Subarea Plan" reflecting the discussion and comments of the past four months. The revisions reflect agreements reached with Andermatt LLC, the developer of the 84th and Highway 2 regional commercial center. Changes have also been made as suggested by other interested citizens. However, several properties proposed for additional commercial use are designated as residential due to factors such as the impact on the entryway, particular circumstances of the site, impact on transportation network and impact on adjacent residential uses.

The revised subarea plan is scheduled for public hearing before the Planning Commission on March 7, 2001. The February 22nd, 2001 version of the subarea plan supercedes all previous memos and drafts.

Also attached are the following:

- 1) A petition with signatures from 109 Cheney area residents **opposed** to commercial uses north of Cheney, south of Highway 2 and east of 91st St. received from the Cheney Community Organization.
- 2) A written summary prepared by the Planning Department of the comments received at the meeting during small group discussions from the February 12th public meeting.
- 3) Citizen "comment forms" -- these forms were handed out at the February 12th public meeting

The following were handed out by members of the public at the February 12th meeting:

- 4) A letter from Gayle Hanshaw on behalf of Cheney Community Improvement Program with background and issues important to Cheney and **supporting** "mixed development such as professional offices, apartments, day care, light commercial, and etc." north of Cheney, south of Highway 2 and east of 91st Street.
- 5) Statement from Mid-America Conference of Seventh Day Adventist.
- 6) Country Meadows Homeowner's Association perspective.
- 7) Proposal from Hampton Development Services.

CHENEY'S COMMUNITY ORGANIZATION

02/20/01

To Lincoln City/Lancaster County Planning Department

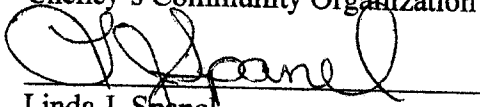
A meeting held Monday February 12, 2001 at the Berean Church, a letter was presented from the CCIP (Cheney Community Improvement Program) on behalf of the Cheney community. This letter was received at the Lincoln City/Lancaster Planning Department on February 12, 2001. However, the content of that letter was misleading as it does not express the thoughts of the Citizens of the Cheney Community, but represents the six landowners in the section North of 1st Street, South of Hwy 2, East of 91st in Cheney Nebr.

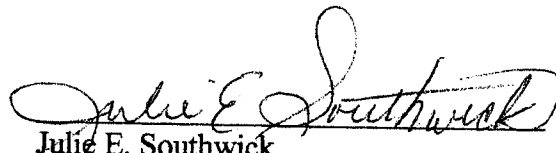
The Cheney's Community Organization has collected 109 signatures of Citizens of the Cheney area that disagree with the proposed zoning change to the section North of 1st Street, South of Hwy 2, East of 91st in Cheney Nebr. **The Cheney Citizens want it left as Urban Residential as shown in the 1994 Comprehensive Plan.**

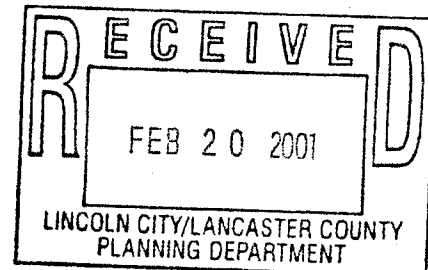
The Cheney Community is a small unincorporated village which has the potential to grow with urban development. Your decision will greatly reflect on the future of this Community. The signatures collected and submitted strongly state and encourage urban growth.

Sincerely,

Cheney's Community Organization


Linda J. Spanel


Julie E. Southwick



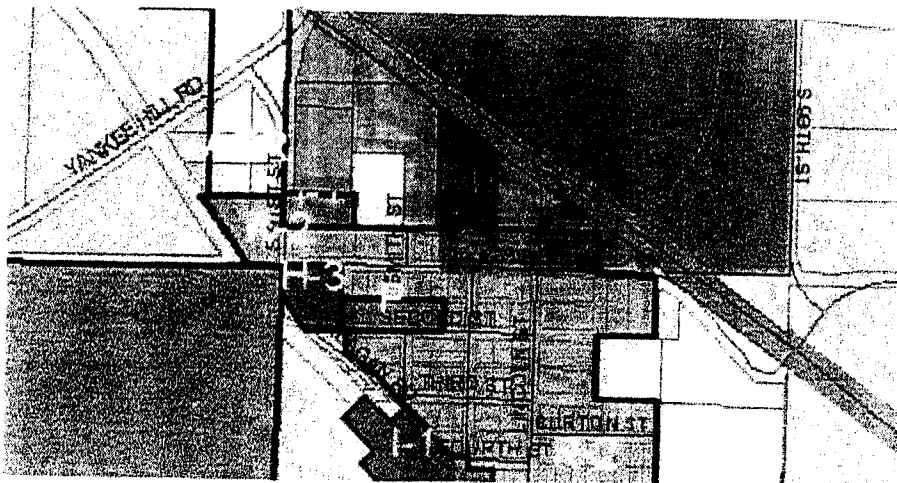
Contact for Cheney's Community Organization

Linda J Spanel	8440 S 91 st St	Lincoln Ne 68526
Julie E Southwick	8301 S 91 st St	Lincoln Ne 68526

421-3877
421-8302

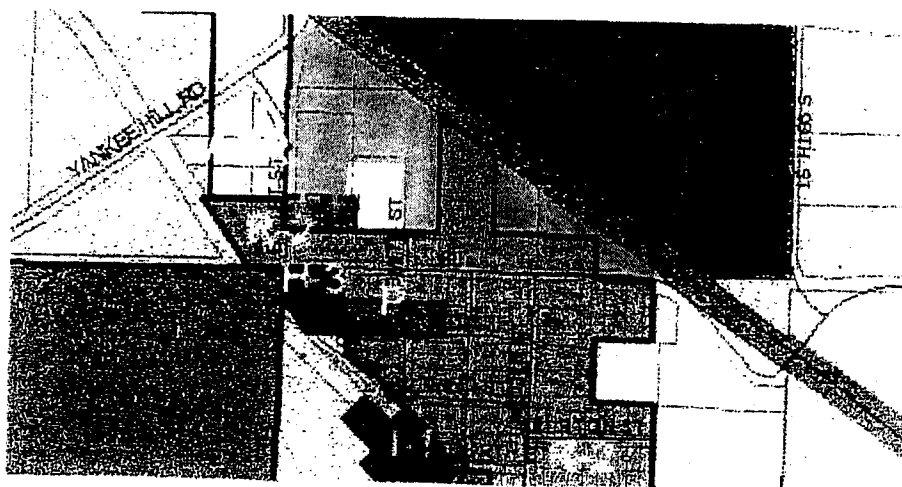
Citizens of Cheney Community Organization is asking the Planning Department and Planning Commissioners to leave this area (North of 1st St and South of Hwy 2 East of 91st) in Cheney as Urban Residential as shown in the 1994 Comprehensive Plan.. Do you want it to stay this way? By signing this Petition you are saying Yes to leave the area as Urban Residential.

Print Name	Sign Name	Address	Phone	Date
✓ 1. Tim Soursen Jr.	Tim Soursen Jr.	8501 Showers Lin. NE	421-1473	2/15
✓ 2. Dan Miller	Dan Miller	8570 Showers Lin NE ²⁰	326-0735	2/15
✓ 3. Jean Rogman	Jean Rogman	9330 E. 2nd Lin	421-3255	2-15
✓ 4. Wayne Rogman	Wayne Rogman	9330 E 2nd Lincoln	421-3255	2-15
✓ 5. Jane Cockerham	Jane Cockerham	9445 FIRST	421-2934	2-15
✓ 6. Fern Wunibald	Fern Wunibald	8500 Lincoln St	423-4205	2/15
✓ 7. Lela Bade	Lela Bade	8501 Showers St	421-1473	2/15
✓ 8. Violet Hehn	Violet Hehn	9235 First St.	423-4288	2/16
✓ 9. Albert Hehn	Albert Hehn	9235 First St	423-4288	2/16
✓ 10. Duane Schrock	Duane Schrock	231 Lincoln St	421-3881	2/16
✓ 11. Linda Schrock	Linda Schrock	231 Lincoln St	421-3881	2/16
✓ 12. Frankie Shover	Frankie Shover	8501 591st St	423-9050	2/16
✓ 13. MARY E COMBS	Mary E. Combs	8331 So 91 Lincoln	420-2611	2/16
✓ 14. Julie Southwick	Julie Southwick	8301 S 91 st St 68526	421-8302	2/16



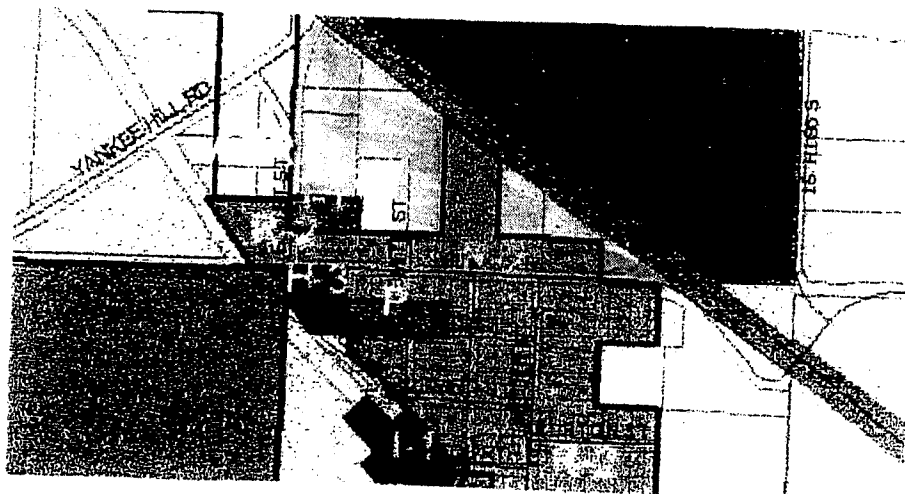
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Print Name	Sign Name	Address	Phone	Date
✓ 1. Esther Way	Esther Way	8711 Showers St	423-5480	2-17-01
✓ 2. Dale Bower	Dale Bower	9340 3rd St.	423-5932	2-17-01
✓ 3. Alice Bower	Alice Bower	9340 3rd St.	423-5932	2-17-01
✓ 4. Keith Oetjen	Keith Oetjen	5030 Showers St	423-4591	2-17-01
✓ 5. Evelyn Moon	Evelyn Moon	9430 2 nd Street	423-3872	2-17-01
✓ 6. AARON MOON	aaron moon	9430 2 nd St.	423-3872	2-17-01
✓ 7. LARRY MOON	Larry Moon	8610 Smith St.	423-2884	2-17-01
✓ 8. JOAN MOON	Joan Moon	8610 Smith St.	423-2884	2-17-01
✓ 9. Doug Koozer	Doug Koozer	9301 Brainerd Rd	421-8822	2-17-01
✓ 10. Ken Royal	Ken Royal	9631 Yankee Hill Rd	421-9631	2-17-01
✓ 11. Nancy R. Royal	Nancy R. Royal	9631 Yankee Hill Rd	421-9631	2-17-01
✓ 12. DARLENE NAVRATIL	Darlene Navratil	8601 Smith	423-3614	2-18-01
✓ 13. Jennifer Brinkerhoff	Jennifer Brinkerhoff	9510 Chester	421-1775	2/18/01
✓ 14. Carol Mullenbore	Carol Mullenbore	RR8 Lindby NE	423-5747	2-18-01



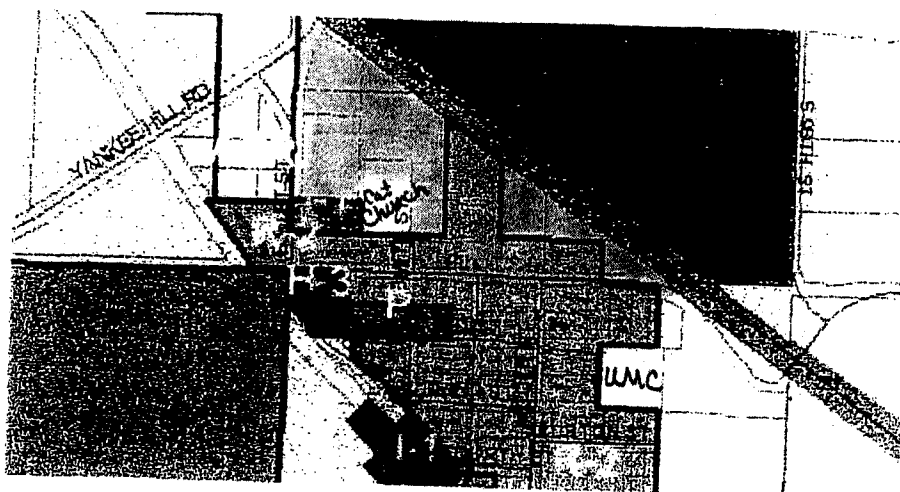
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Print Name	Sign Name	Address	Phone	Date
✓ 1. MARK Southwick	Mark Southwick	8301 So. 91 st	421-8302	2/16/01
✓ 2. Robert A Mullen	Robert A Mullen	7100 Lincoln St R12	423-5747	2/17/01
✓ Linda Spangle	Linda Spangle	8440 So 91 st St	421-3877	2/17/01
✓ 4. JEFF SCHUSTER	Jeff Schuster	9521 Burton St	423-7365	2/17/01
✓ 5. Laura Schuster	Laura Schuster	9521 Burton St	423-7365	2/17/01
✓ 6. Michael Maher	Michael Maher	9540 Burton St.	427-5491	2/17/01
✓ 7. Jill Brenning	Jill Brenning	8737 Lincoln St	423-4510	2/17/01
✓ 8. Brad Brenning	Brad Brenning	8737 Lincoln St.	423-4510	2/17/01
✓ 9. Carol C. Keenan	Carol C. Keenan	9445 1 st	421-2330	2/17/01
✓ 10. Mary Nawrot	Mary Nawrot	8601 Smith Rd S	423-4670	2/17/01
✓ 11. [unclear]	[unclear]	8800 Lincoln St	423-7057	2/17/01
✓ 12. Daren Gillespie	Daren Gillespie	8800 Lincoln St	420-7057	2/17/01
✓ 13. Shondelle Wilkins	Shondelle Wilkins	8800 Lincoln St	420-7057	2-17-01
✓ 14. Bonnie King	Bonnie King	8711 Showers St	423-5480	2-17-01



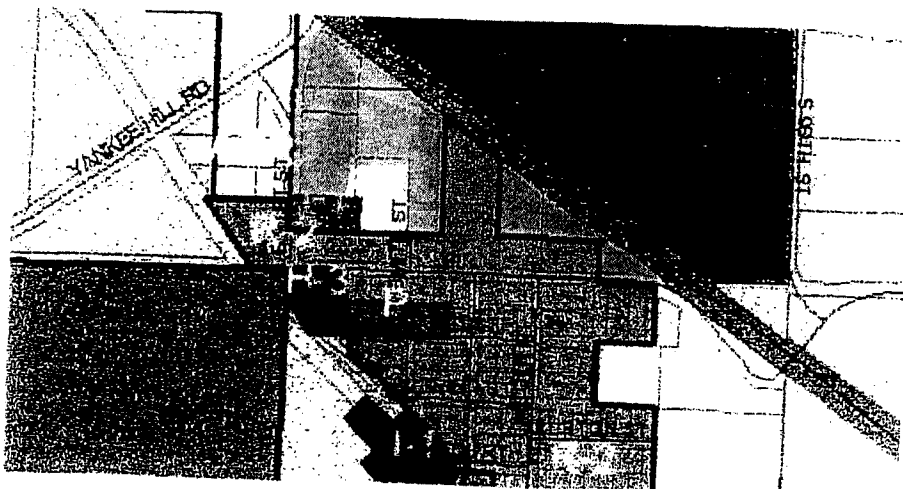
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Print Name	Sign Name	Address	Phone	Date
✓ 1. Brian Faubion	Brian Faubion	9511 Chester St	423-1480	2/17
✓ 2. Patty Faubion	Patty Faubion	9511 Chester	423-1480	2/17
✓ 3. M. Darlene Gotscher	McDarlene Gotscher	9601 Chester	423-0762	2/17/01
✓ 4. Ron Thompson	Ron Thompson	9611 Chester	420-7514	2-17-01
✓ 5. Christie Thompson	Christie Thompson	9611 Chester	420-7514	2-17-01
✓ 6. Jeff Round	Jeff Round	9610 Burton	423-2824	2-17-2001
7. [Signature]				
✓ 8. Jerry Beach	Jerry Beach	9531 Burton	423	7727
✓ 9. Kelly Dickman	Kelly Dickman	9510 Burton	421 7787	
✓ 10. Tony Trump	Tony Trump	9201 E. 2nd St	423-4259	2/17
✓ 11. MARK CHANSEN	Mark Hansen	9501 Chester St	421-2604	2/18
✓ 12. S. Anderson	S. Anderson	8823 Hansen	432-0415	2/18
✓ 13. SPENCER RAVEY	Spencer Ravey	9611 BURTON	426-7199	2/18
✓ 14. R-962 BYRNE	Roger Byrne	8455 SO. 98 TH ST.	489 4173	2/18



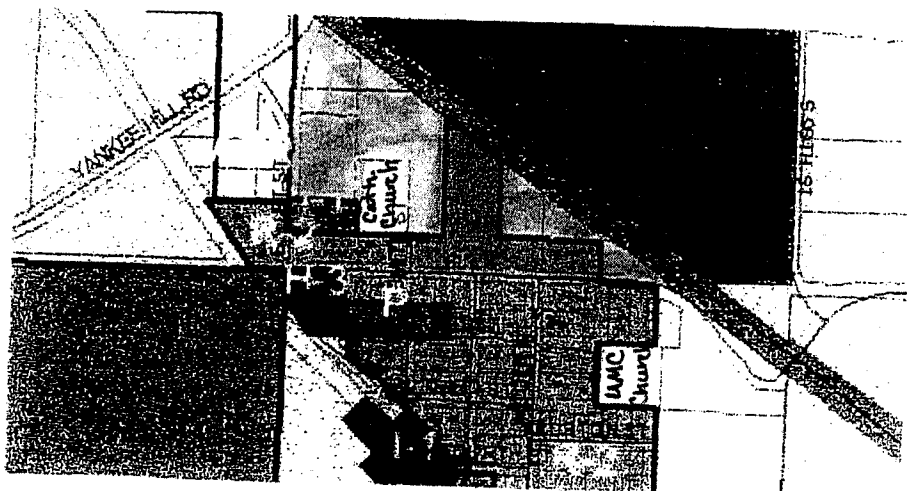
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Print Name	Sign Name	Address	Phone	Date	
✓ 1 Kim Wiseman	Kim Wiseman	3421 N. 73 rd	466-0904	2/18/01	UMC
✓ 2 Lawrence L. Thibault	LAWRENCE GOTTLUB	12100 Yankee Blvd Rd.	782-8727	2-18-01	U.M.C.
✓ 3 PAT WISEMAN	Pat Wiseman	3421 No 73 rd	466-0904	2-18-01	UMC
✓ 4 Kristine Pavey	Kristine Pavey	9611 Burton St	426-7199	2-18-01	manor
✓ 5 Shirley E. Arnold	Shirley E. Arnold	639 Danville Dr.	488-8881	2-18-01	UMC
✓ 6 William D. ARNOLD	William D. Arnold	639 Danville Dr.	488-8881	2/18/01	U. M. Church
7 Mary Hunt	MARY HUNT	9705 So 98 th	423-4900	2/14/01	
8. LEE HUNT	Lee Hunt	9705 So 98 th	" "	2/14/01	
9. Jim Hunt	Jim Hunt	9405 S. 98 th	421-7537	2/18/01	
10. Sheryl Hunt	Sheryl Hunt	9405 S. 98 th	421-7537	2/18/01	
11 Kirk Wisley	Kirk Wisley	9700 So 98	421-8881	2/15/01	
✓ 12 Debra L. Marlar	Debra L. Marlar	9540 Burton St	423-5191	2/18/01	
✓ 13 JEREMY MARLAR	Jeremy Marlar	9540 Burton St.	423-5191	2-18-01	
✓ 14 Ruth Hahn	Ruth Hahn	9511 Burton	423-2357	2/18/2001	



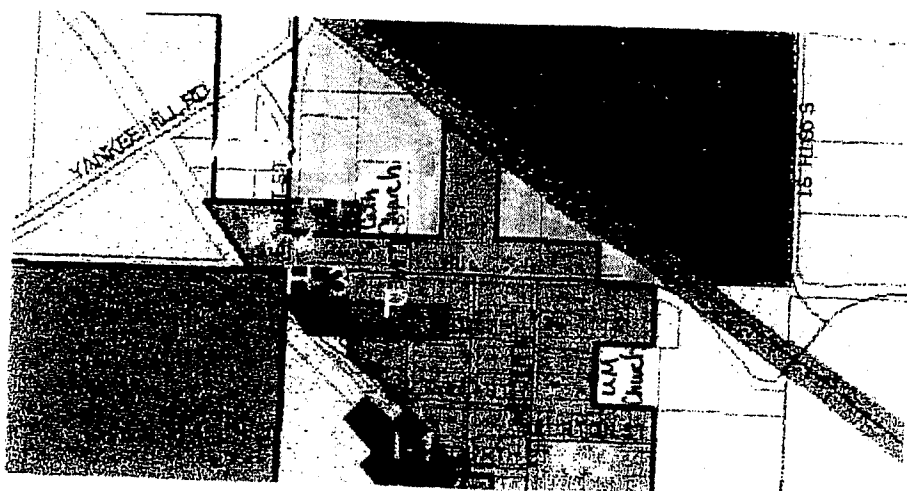
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Print Name	Sign Name	Address	Phone	Date
✓ 1. JOHNNIE SHAWALTER	JL Shawalter	8501 S. 91 st	423 9050	2/16
✓ 2. Chuck Spanel	Charles E Spanel	8440 S. 91 st	421 3877	2/16
✓ 3. MARILYN TYREE	Marilyn Tyree	9601 Burton	423 8920	2/16
✓ 4. Donald TYREE	Donald Tyree	9601 Burton	423 8920	2/16
✓ 5. Dianne Gaston	Waine Gaston	9530 Burton	421 - 2008	2/17
✓ 6. Shannon Hunter	Shannon Hunter	9520 Burton	328 8280	2/17
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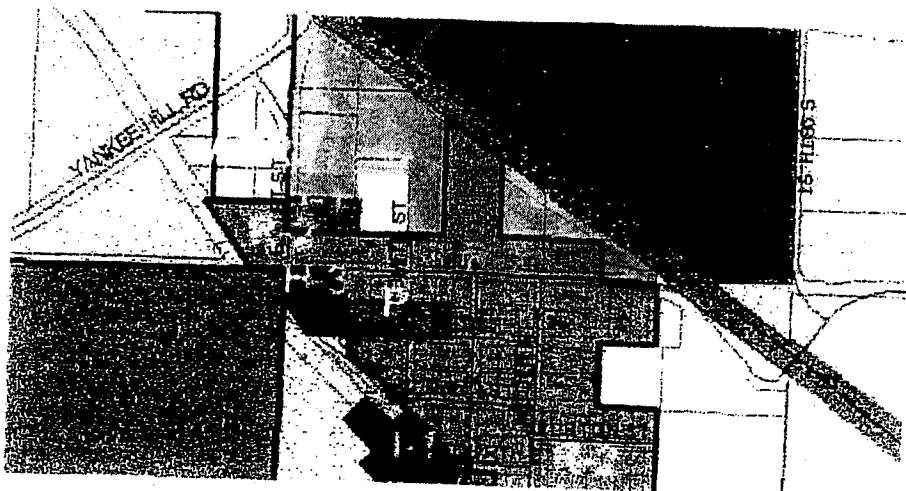
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Print Name	Sign Name	Address	Phone	Date
1. Bob Swift	Robert F. Swift	9621 Chester	421-3021	2/19/01
2. Karen Swift	Karen L. Swift	9621 Chester St.	421-3021	2-19-01
3. Jennifer Swift	Jennifer Swift	9621 Chester St.	421-3021	
4. Bonnie Graves	Bonnie L. Graves	9520 Chester	420-1528	2-19-01
5. Roland L. Graves	Roland L. Graves	9520 CHESTER	420-1520	2-19-01
6. Laura Kinney	Laura C. Kinney	9540 Chester	421-3525	2/19/01
7. Gene Brownson	Gene Brown	9600 Chester	423-3773	2-19
8. Randy Harper	Randy Harper	9541 Chester St	421-7295	2-19/01
9. Rodney E. Downey	Rodney E. Downey	9531 Chester St	423-7883	2/19/01
10. Anne L. Downey	Anne L. Downey	9531 Chester St.	423-7183	2/19/01
11. David S. Brinkley	David S. Brinkley	9510 Chester St	421-1775	2/19/01
12. Douglas Christensen	Douglas Christensen	9620 Burton	328-0225	2/19/01
13.				
14.				



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Print Name	Sign Name	Address	Phone	Date
1. Tim L. Byrnes	Tim L Byr	8455 S. 98	489-4173	2/18 ✓
2. Randy Hottel	Randy Hottel	8422 S. 98	483-5921	2/18 ✓
3. Emily Hottel	Emily Hottel	11	11	11 ✓
4. Ron Marquart	Ron Marquart	8300 So. 98th	489-4273	2-18-01 ✓
5. Cary Marquart	Cary Marquart	8300 S. 98 th	489-4273	2-18-01 ✓
6. LON MARQUART	Lon Marquart	8300 S. 98 th ST	489-4273	2/18/01 ✓
7. Eileen Boster	Eileen Boster	9421 2nd ST	423-6566	2/19/2001 ✓
8. Cary Thesenvitz	Cary Thesenvitz	3231 Mickoola Ln	475-2902	2-20-01 ✓
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Print Name	Sign Name	Address	Phone	Date
1. Kathy Rasmussen	KL Rasmussen	6533 Countryview Rd	421-3181	2/19
2. Geraldine Currier	Geraldine Currier	7511 Elk Ridge Rd		2/19
3. MARIC TIZAYNOWICZ	Maric Tizaynowicz	8000 ALEMARK LN	425-4112	2/19
4. Kerry Kennedy	Kerry Kennedy	3223 So. Summit Blvd	328-9715	2/20
5. Florence P. Boling	Florence P. Boling	1901 S. 23rd	438-2565	2/20
6. Mary Jo Rupert	Mary Jo Rupert	1331 SW 24	477-5247	2/20
7. Carol Knop	Carol Knop	4411 S. 58th	483-1314	2/20
8. Terri Jensen	Terri C. Jensen	4011 S. 81	488-3610	2/20
9. Mona Anderson	Mona Anderson	105 Washington Blvd	781-2437	2/20
10. Kathy Lenertz	Kathy Lenertz	5111 Martin	464-5488 423-4536	2/20
11. Angie Gooch	Angie Gooch	10551 S. 92nd	423-9255	2/20
12. Jarred Southwick	Jarred Southwick	8301 S 91st	421-8502	2/20
13.				
14.				



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Print Name	Sign Name	Address	Phone	Date
1. Fritz	<i>[Signature]</i>	9541 Burton St	423-2274	7/18/01
2. Martene Trump	<i>[Signature]</i>	9541 Burton		
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